

# **ENVIRONMENTAL CHECKLIST**

## **WAC 197-11-960**

CITY OF WENATCHEE

JUL 23 2013

### **PURPOSE OF CHECKLIST:**

The State Environmental Policy Act (SEPA) chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### **INSTRUCTION FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if the question does not apply to your proposal, write "do not know", or "does not apply". Complete answers to the question now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### **USE OF CHECKLIST FOR NON-PROJECT PROPOSALS:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the reference in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposed", and "affected geographic area", respectively.

## A. BACKGROUND

1. Name of proposed project, if applicable:  
**RESPONSE:** Campbell Glen Subdivision/Planned Development
2. Name of applicant:  
**RESPONSE:** Northwest GeoDimensions
3. Address and phone number of applicant and contact person:  
**RESPONSE:** 15 North Chelan Street, Wenatchee, WA 98801
4. Date checklist prepared:  
**RESPONSE:** July 3, 2013
5. Agency requesting checklist:  
**RESPONSE:** City of Wenatchee
6. Proposed timing or schedule (including phasing, if applicable):  
**RESPONSE:** Spring 2014
7. Do you have any plans for future additions, expansions or further activity related to or connected with this proposal? If yes, explain:  
**RESPONSE:** No
8. List any environmental information you know about that has been prepared or will be prepared directly affecting the property covered by your proposal? If yes, explain:  
**RESPONSE:** Nothing has been prepared.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:  
**RESPONSE:** City of Wenatchee County Subdivision Application
10. List any government approvals or permits that will be needed for your proposal, if known.  
**RESPONSE:** Department of Ecology: Construction Stormwater General Permit; City of Wenatchee: Approval of Subdivision application and Construction Drawings, Electric Utility approval by: Chelan County PUD #1,
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.  
**RESPONSE:** Develop a 19.4 acre parcel into 72 residential lots. There will be 6 lots for duplexes, 36 signal family planned development lots, and 30 lots in the subdivision. There are no structures on this parcel. The smallest lot



within the development is 7,028 square feet and the largest is 12,845 square feet.

12. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographical map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**RESPONSE:** The project is located in Section 15, Township 22 North, Range 20 E.W.M. Chelan County, Washington. The parcel is adjacent to and easterly of Okanogan Street, Wenatchee, WA

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

- a. General description of the site (circle one): Flat, rolling hills, steep slopes, mountainous, other: All of the above.
- b. **RESPONSE:** Flat
- c. What is the steepest slope on the site (approximate percent slope)?  
**RESPONSE:** 2%
- d. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.  
**RESPONSE:** According to NRCS the property has the following soil types: The parcel is mainly WeA, Wenatchee and a small area in the southwest corner that is CcB, Cashmont.
- e. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
**RESPONSE:** No
- f. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
**RESPONSE:** There will be substantial grading and filling for the construction of roads and utilities within the development. Additional grading may also occur on some of the lots to develop lot pads for home construction. Gravel base course and top course will be brought on site for the road structures; quantities are unknown at this time.

- g. Could erosion occur as a result of clearing, construction, or use? If so generally describe.

**RESPONSE:** This site is very flat, the site was previously cleared and no erosion occurred. With adequate erosion control during construction, erosion is unlikely.

- h. About what percent of the site will be covered with impervious surfaces after project construction (for example: asphalt or buildings)?

**RESPONSE:** Estimated 30-35% at full buildout.

- i. Proposed measures to reduce or control erosion or other impacts to the earth, if any.

**RESPONSE:** A Stormwater Pollution Prevention Plan (SWPPP) will be prepared in accordance with the Department of Ecology and City of Wenatchee recommendations to address construction erosion impacts. A Notice of Intent for construction activities will be obtained from the Department of Ecology prior to starting construction. A dust abatement plan will be prepared for approval by the City of Wenatchee prior to starting construction. Individual lot owners will develop landscaping as part of the home construction.

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**RESPONSE:** Engine emissions from the construction equipment and possible dust emission, during the construction phase. Construction equipment will; comply with the current emission standards. After the project is completed emission will include traffic emissions, and normal emissions from a residential subdivision of this size.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**RESPONSE:** None known

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.

**RESPONSE:** During the construction phase, a dust abatement plan will be implemented if required.

## Water

### a. Surface

1. Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**RESPONSE:** No

2. Will the project require work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**RESPONSE:** No

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

**RESPONSE:** None

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities.

**RESPONSE:** No

5. Does the proposal lie within a 100 year flood plain? If so, note location on the site plan.

**RESPONSE:** No

6. Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**RESPONSE:** No.

### b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities.

**RESPONSE:** No.

2. Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals:, agricultural; etc.). Describe the general size of the system, the number of systems, the number of houses to be served, or the number of animals or humans the system(s) are expected to serve.



**RESPONSE:** There will be no waste material discharged into the ground.

c. Water runoff (including storm water)

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantity, if known). Where will this water flow? Will this water flow into other waters? No If so, describe:

**RESPONSE:** Stormwater runoff will be collected on-site in an on-site detention pond. Discharge from the pond will be released into city storm sewer at pre-development runoff rates.

2. Could waste materials enter ground or surface waters? Generally describe.

**RESPONSE:** No

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts.

**RESPONSE:** Landscaping by each lot owner will help reduce runoff water impacts.

4. Plants

- a. Check or circle types of vegetation found on the site:

Deciduous tree: alder, maple, aspen, other

Evergreen tree: fir, cedar, pine, other

Shrubs

Grass Native grasses

Pasture

Crop or grain

Wet soil plants: cattails, buttercup, bullrush, skunk cabbage, other

Water plants: water lily, eelgrass, milfoil, other

Other types of vegetation: Weeds

**RESPONSE:** This site has previously been cleared, former orchard.

- b. What kind of amount of vegetation will be removed or altered?

**RESPONSE:** All existing vegetation will be removed in the area of the proposed roads. Vegetation will also be removed for any lot grading. In the future vegetation will be removed as housing units are developed.

- c. List threatened or endangered species known to be on or near the site.

**RESPONSE:** Unknown

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

**RESPONSE:** The City of Wenatchee development standards require all new developments to install landscaping with in the right of way. A preliminary landscaping plan is included with the subdivision application submittal. A final landscaping plan will be provided during project design for review/approval by the City of Wenatchee.

## 5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: Hawk, Heron, Eagle, Songbirds, Other

Mammals: Deer, Bear, Elk, Beaver, Other

Fish: Bass, Salmon, Trout, Herring, Shellfish, Other: \_\_\_\_\_

- b. List any threatened or endangered species known to be on or near the site.

**RESPONSE:** None known

- c. Is the site part of a migration route? If so, explain.

**RESPONSE:** Unknown

- d. Proposed measures to preserve or enhance wildlife, if any.

**RESPONSE:** None

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**RESPONSE:** Electricity will be the primary source of energy. The proposed project will be a residential development. Electrical usage will most likely be for heating, cooling, lighting, cooking, etc.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**RESPONSE:** No

- c. What kind of energy conservation features are include in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

**RESPONSE:** None

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spills, or hazardous waste, that could occur as a result of this proposal? If so, describe.

**RESPONSE:** During the development of the project, petroleum spills might occur from construction equipment. No hazardous waste is anticipated during the construction phase. Any spill will be cleaned up immediately.

1. Describe special emergency services that might be required.

**RESPONSE:** None

2. Proposed measures to reduce or control environmental health hazards, if any.

**RESPONSE:** No

b. Noise

1. What type of noise exists in the area which may affect your project? (for example: traffic, equipment operation)

**RESPONSE:** None

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis? (for example: traffic, construction, operations, other) Indicate what hours noise would come from site.

**RESPONSE:** Short term the noise would be increased due to construction equipment. Long term the noise level would be consistent with a residential development of this size.

3. Proposed measures to reduce or control noise impacts, if any.

**RESPONSE:** None

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

**RESPONSE:** The project site is agricultural.

North - agricultural

South - residential

East - residential/ agricultural

West - residential

- b. Has the site been used for agriculture? If so, describe.



**RESPONSE:** This site was a former orchard.

- c. Describe any structures on the site.

**RESPONSE:** There are not structures.

- d. Will any structures be demolished? If so, what?

**RESPONSE:** No

- e. What is the current zoning classification of the site.

**RESPONSE:** UGA

- f. What is the current comprehensive plan designation of the site?

**RESPONSE:** UGA

- g. If applicable, what is the current shoreline master program designation of the site?

**RESPONSE:** N/A

- h. Has any part of the site been classified as an environmentally sensitive area? If so, specify.

**RESPONSE:** No

- i. Approximately how many people would reside or work in the completed project?

**RESPONSE:** Using the US Census Bureau data for Chelan County, there average household is 2.62 persons. Therefore, this project would have an estimated 205 people.

- j. Approximately how many people would the completed project displace?

**RESPONSE:** None

- k. Proposed measures to avoid or reduce displacement impacts, if any.

**RESPONSE:** None

- l. Proposed measures to ensure the proposal in compatible with existing and projected land uses and plans, if any.

**RESPONSE:** This project will comply with the City of Wenatchee's development codes.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.

**RESPONSE:** There will be approximately 66 new single family home and 6 duplex units. The exact number of homes maybe adjusted as

determined with review by the City of Wenatchee. The homes will generally provide middle income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.

**RESPONSE:** None

- c. Proposed measures to reduce or control housing impacts, if any.

**RESPONSE:** This project will comply with City zoning codes and development standards.

#### 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**RESPONSE:** Two stories

- b. What view in the immediate vicinity would be altered or obstructed?

**RESPONSE:** None

- c. Proposed measures to reduce or control esthetic impacts, if any.

**RESPONSE:** The development will comply with the city development codes.

#### 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**RESPONSE:** Night time there will be lighting from the residential structures. There will be no glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**RESPONSE:** No

- c. What existing off-site source of light or glare may affect your proposal?

**RESPONSE:** None known

- d. Proposed measures to reduce or control light and glare impacts, if any.

**RESPONSE:** None

#### 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity.

**RESPONSE:** None adjacent, however the Columbia River is approximately 1/4 mile to the east, the City's loop trail is about 1 mile to the northeast, and there are numerous recreational opportunities in the mountains which are about 1 mile to the west.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**RESPONSE:** No

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project, if any.

**RESPONSE:** None

### 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, describe.

**RESPONSE:** Unknown, but unlikely. The site was farmed as an orchard for many years and the entire site has been disturbed extensively.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**RESPONSE:** None

- c. Proposed measures to reduce or control impacts, if any.

**RESPONSE:** None

### 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plan, if any.

**RESPONSE:** Okanogan and Circle Streets are along the western boundary.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**RESPONSE:** The nearest transit stop is less than a half mile at Crawford and Okanogan Streets.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**RESPONSE:** A minimum of 2 parking spaces will be provided for each residence pursuant to the City of Wenatchee code. Additional onsite



parking may be provided at each residence, depending upon the site plan for each home. No parking will be eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (including whether public or private).

**RESPONSE:** Okanogan Street will be widened and sidewalk will be installed. New internal subdivision roads will be constructed with curb, gutter and sidewalk. The roads within the subdivision will be public and the roads within the PD will be private. All road improvements will comply with the City of Wenatchee development standards.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**RESPONSE:** No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate peak hours.

**RESPONSE:** Weekdays, 660 vehicle trips per day 66 homes x 10 vdpd), with the peak hours generally between 4 p.m. and 6 p.m. weekdays.

- g. Proposed measures to reduce or control transportation impacts, if any.

**RESPONSE:** None proposed.

## 15. Public Services

- a. Would the project result in an increased need for public service (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

**RESPONSE:** Yes, as typical for a new residential subdivision.

- b. Proposed measures to reduce or control impacts on public services, if any.

**RESPONSE:** None

## 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

**RESPONSE:** Electricity, water, refuse service, telephone, and on-site septic.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**RESPONSE:** Electricity - Chelan County PUD

Water - City of Wenatchee

Refuse - Greater Wenatchee Waste Management

Telephone - varies

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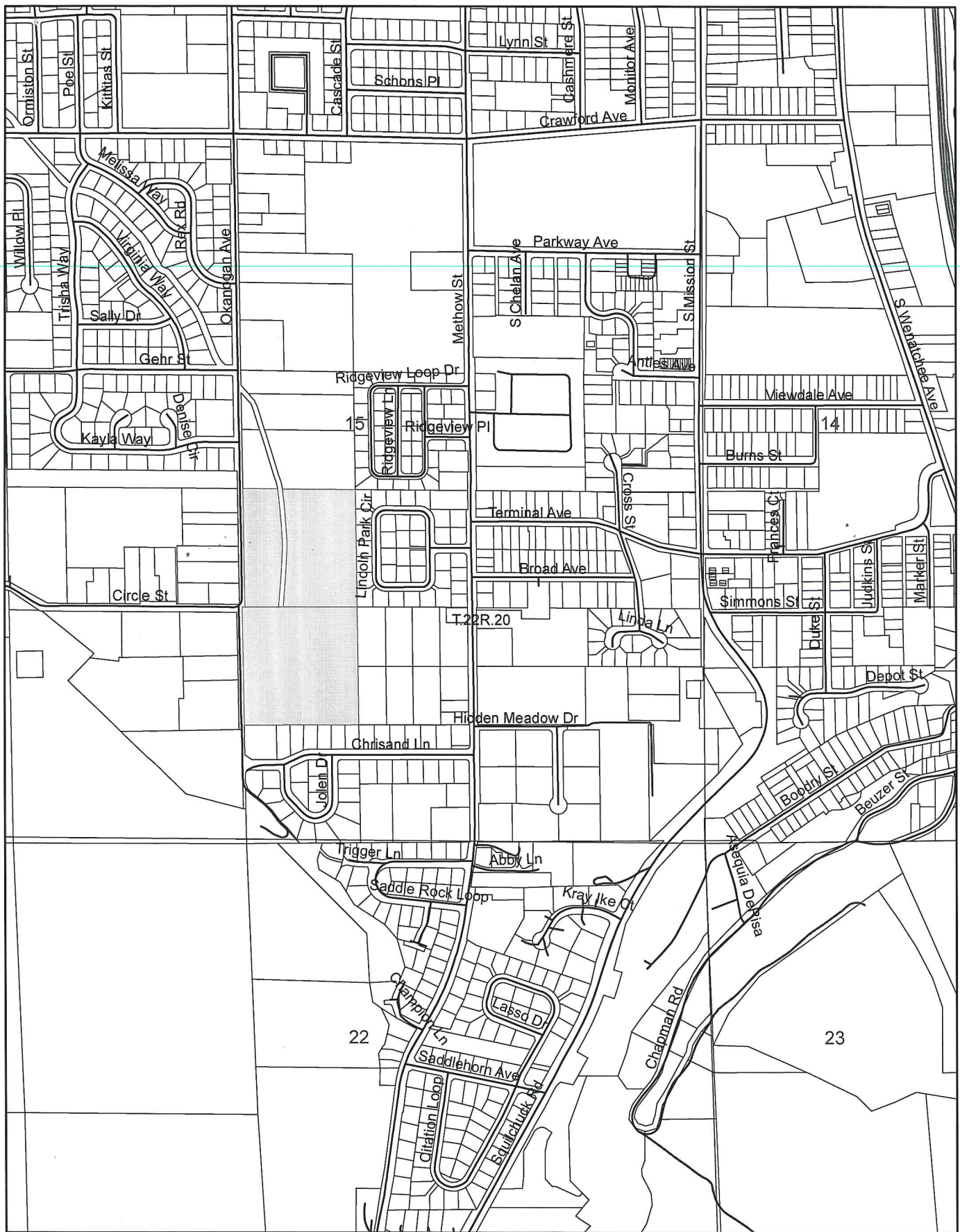
**C. SIGNATURE:**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

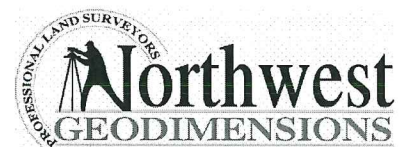
A handwritten signature in blue ink, appearing to read "Sam Sela", written over a horizontal line.

Date Submitted: 7-10-2013

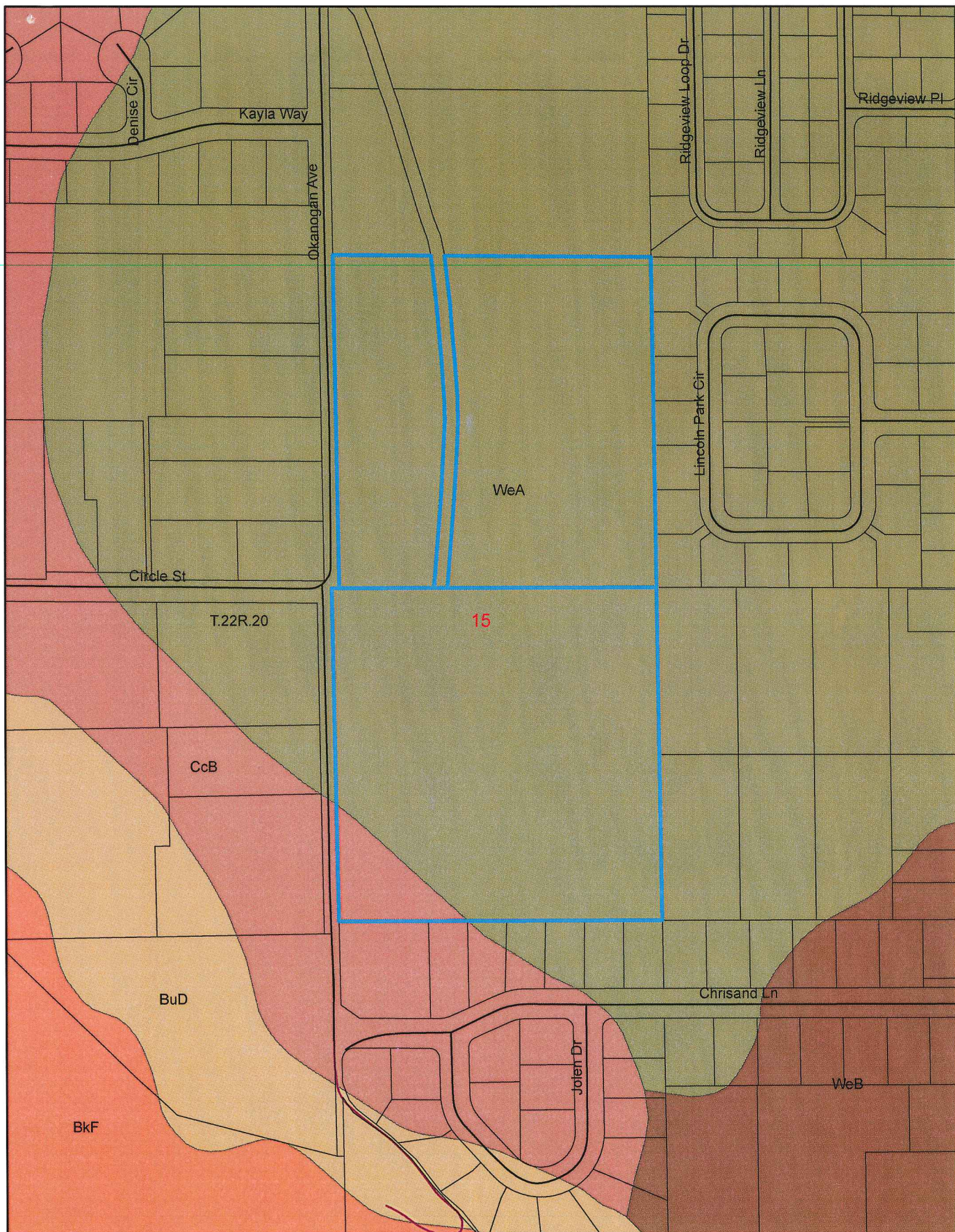


15 N. CHELAN AVE.  
WENATCHEE, WA 98801  
509-663-8660

Campbell Glen PRD/Subdivision  
VICINITY MAP







15 N. CHELAN AVE.  
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Campbell Glen  
Soil Identification Map

